

ALPINE

2000 Census Population.....16,759

Community 2020 Target.....27,369

April 2004 WC Map Population29,300



APRIL 2004 WORKING COPY MAP

The key objective is to reinforce the town center along Alpine Boulevard with higher densities. Village densities are proposed to the south of the village core area, surrounded by Semi-Rural densities to the north and south for those areas within the County Water Authority boundary. Higher densities (Village and Semi-Rural) are also proposed for the Dunbar Lane area, with Rural Lands designations assigned to the remaining portions of the community planning area.

KEY COMMUNITY ISSUES

- Areas affected by the Forest Conservation Initiative (FCI) should be planned for higher densities when the initiative sunsets in 2010, especially areas south of Viejas Casino
- Additional housing, commercial, and industrial opportunities should be planned to support the town center
- Believes population figures are not feasible without increased densities in areas affected by FCI
- Retain the character of Alpine Boulevard by retaining it as a three-lane road

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village densities extend south of the town center to reflect existing parcelization, schools, and traffic nodes

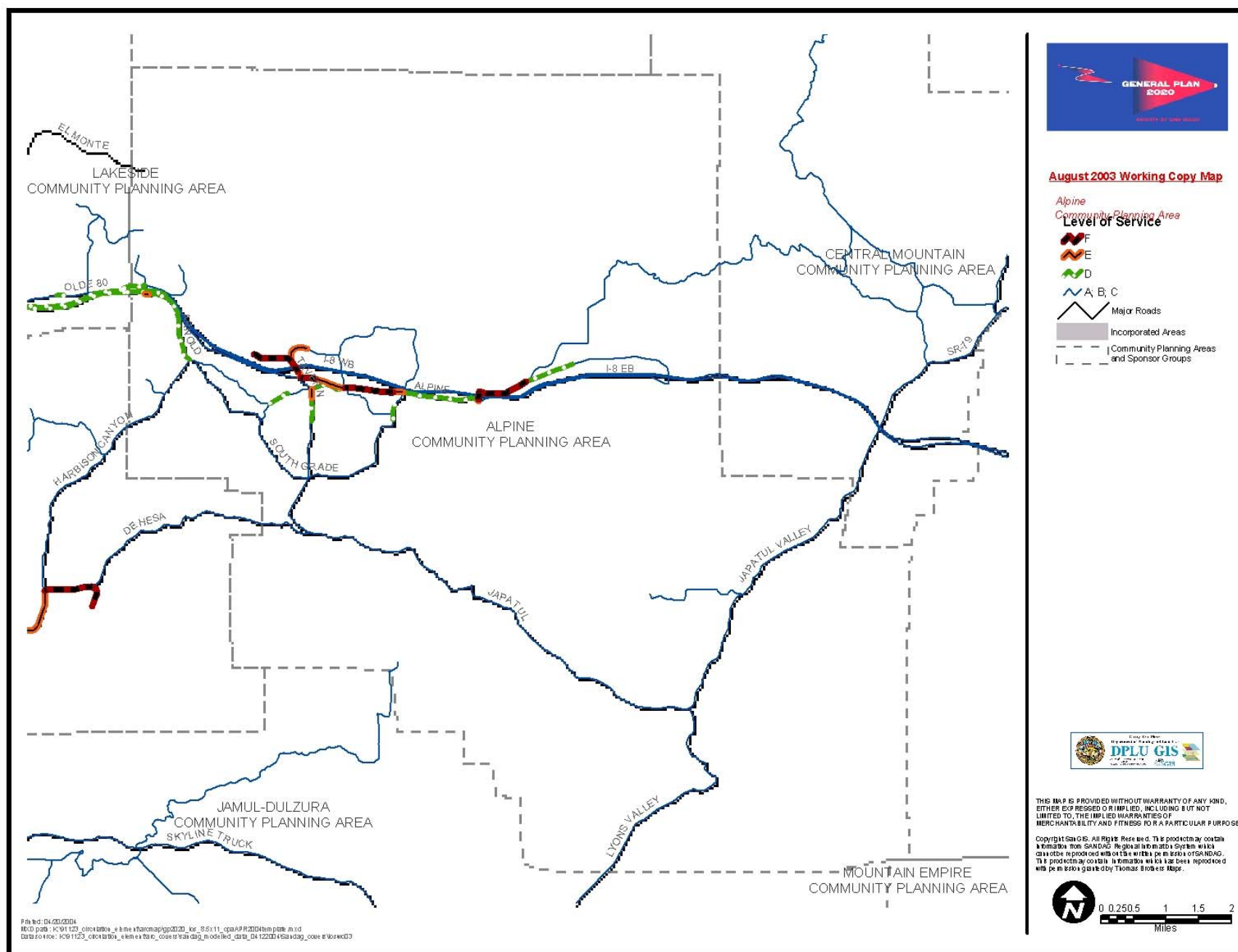
- Due to sewer and water availability, growth is predominantly planned for the town center and the area immediately surrounding the town center
- Based on community preference, a moderate development node is introduced at Dunbar Lane and Interstate 8

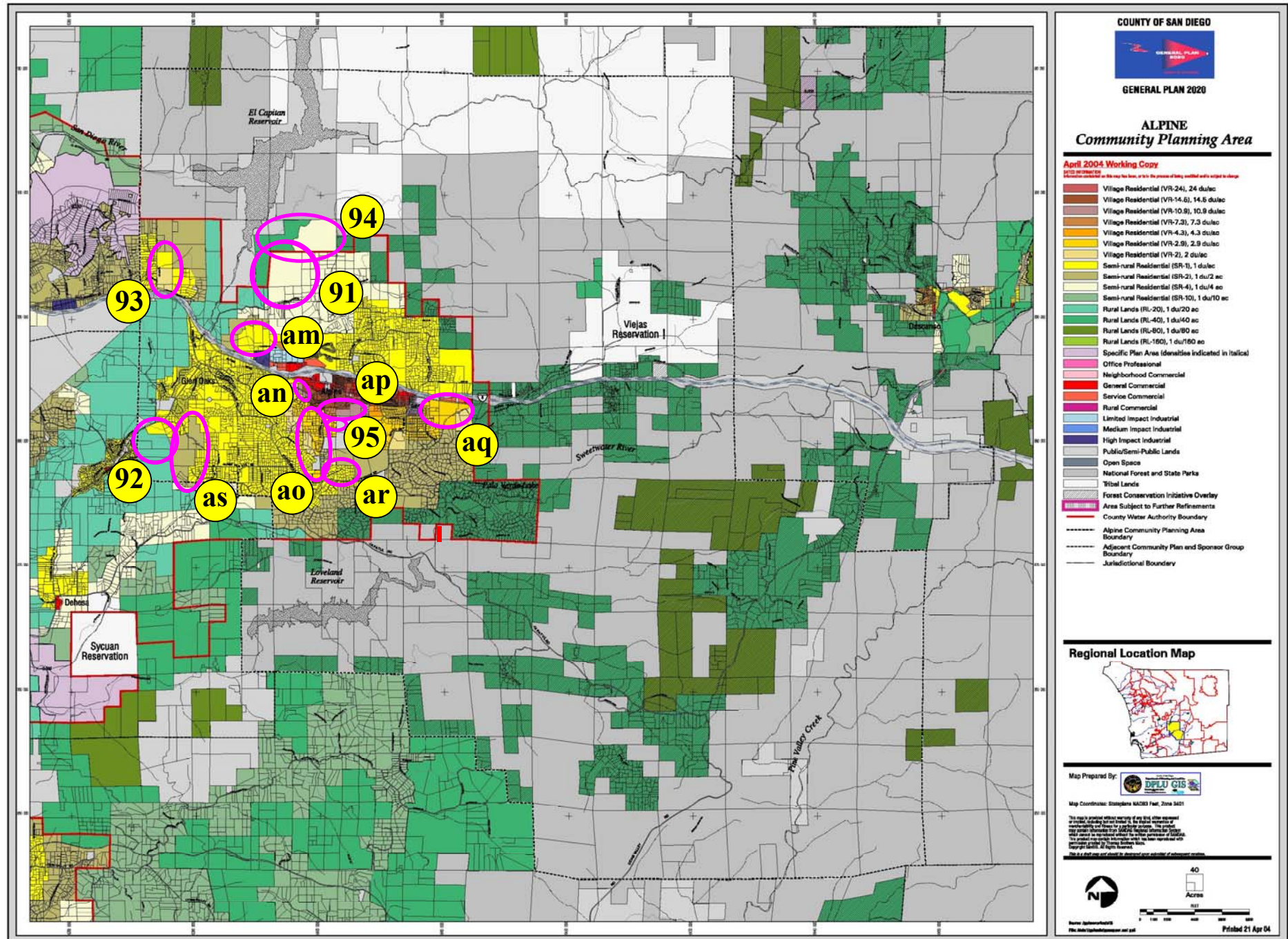
TRAFFIC FORECASTS

If the April 2004 Working Copy map were developed to its full capacity in the year 2020, preliminary traffic forecasts¹ indicate there would be about 8 lane-miles of County CE roads operating at LOS E or F in Alpine. The cost to improve those roads to an acceptable level of service (LOS D) would be about \$18 million. Additional traffic tests are needed to determine if higher densities proposed for the town center in the April 2004 Working Copy map would produce more roads at LOS E or F in Alpine.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces 13 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is about \$44 million for Alpine.

¹ Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

91	Greg Lambron				
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>	
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	
92	Janie Tammadge				
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>	
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres		Rural Lands: 1 du/20 acres	
	<u><i>Key Objectives:</i></u>		<u><i>Rationale for April 2004 WC:</i></u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Create a model for community development</i> • <i>Assign densities based on characteristics of the land</i> 		<p>Referral consists of three parcels of over 94 acres. The density of the northeastern parcel should be increased to 1 du/acre since the site is less constrained by slope and adjacent to subdivisions with similar parcelization. Remaining two parcels have very steep slopes and are located within a canyon and hillsides susceptible to wildfires. Rural Lands densities are recommended from a public safety standpoint based on recent events. The GP2020 April 2004 Working Copy map has greater potential yield for the three parcels than possible under the existing general plan.</p>		
93	Stan Dotts				
	<u><i>December 2002 WC:</i></u>	<u><i>August 2003 WC:</i></u>	<u><i>October Traffic Referral:</i></u>	<u><i>April 2004 WC:</i></u>	
	Rural Lands: 1 du/40 acres	Village: 2 du/acre Semi-Rural: 1 du/acre	Village: 2 du/acre Semi-Rural: 1 du/acre	Village: 2 du/acre Semi-Rural: 1 du/acre	

94	Jim Whalen				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres Semi-Rural: 1 du/4 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Obtain a broad consensus 		<p>The referral consists of 280 acres located outside and contiguous with the CWA boundary. The western portion of the site drains directly into the El Capitan Reservoir and is in the MSCP Pre-Approved Mitigation Area. The developable land is in the center portions of the site with nearly half constrained by slopes greater than 25 percent. The April 2004 Working Copy designation closely reflects the Planning Group's recommendation.</p>		
95	Ken Dawson				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Village: 2 du/acre	Village: 2 du/acre	Semi-Rural: 1 du/acre	Village: 2.9 du/acre	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> Create a model for community development Locate growth near infrastructure, services and jobs 		<p>Referral is a 4.4-acre parcel located adjacent to the town center inside the CWA boundary. April 2004 Working Copy map reflects planning group recommendation for increased densities along Tavern Road to take into account expansion of sewer service.</p>		

OTHER MAP CHANGES

am	Northwest of Town Center and North of Interstate 8		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • Create a model for community development • Locate growth near infrastructure, services and jobs • Obtain a broad consensus 		Locate higher density residential adjacent to commercial and industrial areas with potential location for employment centers. Supported by the planning group.
an	Midway Drive on Western Edge of Town Center		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre	Village: 2 du/acre	Village: 10.9 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • Create a model for community development • Locate growth near infrastructure, services and jobs • Obtain a broad consensus 		Located on the western edge of the town center adjacent to higher density residential. Supported by the planning group.
ao	Tavern Road South of Town Center		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre	Village: 2 du/acre	Village: 2.9 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • Locate growth near infrastructure, services and jobs • Obtain a broad consensus 		Located south of the town center adjacent to major road that provides access to the town center. Increased density will facilitate provision of sewer service and is supported by the planning group.

ap	South of Town Center Between Tavern and South Grade Roads		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre Village: 4.3 du/acre	Village: 2 du/acre Village: 4.3 du/acre	Village: 7.3 du/acre Village: 10.9 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> • <i>Obtain a broad consensus</i> 		Supported by planning group. Located south of the town center and would support a new Circulation Element road connection.
aq	Southeast of Town Center at South Grade Road		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre	Village: 2 du/acre	Village: 2.9 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> • <i>Obtain a broad consensus</i> 		Located southeast of the town center, adjacent to major road. Increased density will facilitate provision of sewer service to area. Supported by the planning group.
ar	South of the Town Center Along South Grade Road		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Village: 2 du/acre Semi-Rural: 1 du/2 acres	Village: 2 du/acre Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>
	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> • <i>Obtain a broad consensus</i> 		Consistent with existing parcelization. Supported by the planning group.

as	Southwestern Portion of Community Planning Area		
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/2 acres
	<u>Key Objectives:</u>		
	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> • <i>Obtain a broad consensus</i> 		
	<u>Rationale for April 2004 WC:</u>		
	Consistent with approved Tentative Parcel Map. Larger portion of area is composed of steeper terrain, therefore lower density reflect site characteristics. Supported by the planning group.		